

EXHIBIT “G”

500 WEST 43RD STREET, SUITE 30A

NEW YORK, NY 10036

(212) 564-1770 , FAX (212) 564-1821

UPDATED 10.27.23

DR. RANI

247-38 JERICHO TURNPIKE
BELLEROSE, NY 11001

DATE: 8/18/2022
INVOICE #: 9122

BUILDING: THE STRAND CONDOMINIUM
500 WEST 43RD STREET, aka 587 10TH AVENUE, NYC
PREMISES: STREET LEVEL

TENANT: ANUJ - RANI WEST SIDE LLC
OWNER: 500 WEST 43RD STREET REALTY, LLC

LEASE DATED: 12/31/07

1ST LEASE MODIFICATION DATED 9/9/09

LEASE TERM : 15 YEARS

5/1/13 STIPULATION OF DISCONTINUANCE

RENT INCREASE: 1/1/2020 - 12/31/2022 \$12,044.00

DATE	INVOICE #		ARREARS AMOUNT	CURRENT RENT	TOTAL DUE
8/18/22	9122	RENT DUE SEPTEMBER 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
8/18/22	9122	REAL ESTATE TAX DUE SEPTEMBER 1, 2022	2,566.22		2,566.22
8/18/22	9122	CONDO MAINTENANCE SEPTEMBER 2022	56.11		56.11
7/25/22	8122	RENT DUE AUGUST 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
7/25/22	8122	REAL ESTATE TAX DUE AUGUST 1, 2022	2,566.22		2,566.22
7/25/22	8122	CONDO MAINTENANCE AUGUST 2022	56.11		56.11
6/27/22	7122	RENT DUE JULY 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
6/27/22	7122	REAL ESTATE TAX DUE JULY 1, 2022	2,566.22		2,566.22
6/27/22	7122	CONDO MAINTENANCE JULY 2022	56.11		56.11
6/24/22	L/F	LEGAL FEE - NONPAYMENT (2022)	471.40		471.40
5/18/22	6122	RENT DUE JUNE 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
5/18/22	6122	REAL ESTATE TAX DUE JUNE 1, 2022	1,007.37		1,007.37
5/18/22	6122	CONDO MAINTENANCE JUNE 2022	56.11		56.11
5/17/22	L/F	LEGAL FEE - NONPAYMENT (2022)	686.35		686.35
4/22/22	M	CONDO MAINTENANCE INCREASE 4/1/22	9.28		9.28
4/22/22	M	CONDO MAINTENANCE INCREASE 5/1/22	9.28		9.28
4/18/22	5122	RENT DUE MAY 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
4/18/22	5122	REAL ESTATE TAX DUE MAY 1, 2022	1,007.37		1,007.37
4/18/22	5122	CONDO MAINTENANCE MAY 2022	46.83		46.83
3/15/22	4122	RENT DUE APRIL 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
3/15/22	4122	REAL ESTATE TAX DUE APRIL 1, 2022	1,007.37		1,007.37
3/15/22	4122	CONDO MAINTENANCE APRIL 2022	46.83		46.83
3/14/22	L/F	LEGAL FEE - NONPAYMENT (2022)	520.00		520.00
2/14/22	3122	RENT DUE MARCH 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
2/14/22	3122	REAL ESTATE TAX DUE MARCH 1, 2022	1,007.37		1,007.37
2/14/22	3122	CONDO MAINTENANCE MARCH 2022	46.83		46.83
1/14/22	2122	RENT DUE FEBRUARY 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
1/14/22	2122	REAL ESTATE TAX DUE FEBRUARY 1, 2022	1,007.37		1,007.37
1/14/22	2122	CONDO MAINTENANCE FEBRUARY 2022	46.83		46.83
SUBTOTAL			\$ 92,139.34	\$ -	\$ 92,139.34

DATE	INVOICE #	DESCRIPTION	ARREARS AMOUNT	CURRENT RENT	TOTAL DUE
SUBTOTAL CARRIED FORWARD			\$ 92,139.34	\$ -	\$ 92,139.34
12/14/21	1122	RENT DUE JANUARY 1, 2022	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
12/14/21	1122	REAL ESTATE TAX DUE JANUARY 1, 2022	1,007.37		1,007.37
12/14/21	1122	CONDO MAINTENANCE JANUARY 2022	46.83		46.83
11/11/21	12121	RENT DUE DECEMBER 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
11/11/21	12121	REAL ESTATE TAX DUE DECEMBER 1, 2021	979.78		979.78
11/11/21	12121	CONDO MAINTENANCE DECEMBER 2021	46.83		46.83
10/14/21	11121	RENT DUE NOVEMBER 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
10/14/21	11121	REAL ESTATE TAX DUE NOVEMBER 1, 2021	979.78		979.78
10/14/21	11121	CONDO MAINTENANCE NOVEMBER 2021	46.83		46.83
9/20/21	10121	RENT DUE OCTOBER 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
9/20/21	10121	REAL ESTATE TAX DUE OCTOBER 1, 2021	979.78		979.78
9/20/21	10121	CONDO MAINTENANCE OCTOBER 2021	46.83		46.83
8/16/21	9121	RENT DUE SEPTEMBER 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
8/16/21	9121	REAL ESTATE TAX DUE SEPTEMBER 1, 2021	979.78		979.78
8/16/21	9121	CONDO MAINTENANCE SEPTEMBER 2021	46.83		46.83
7/16/21	8121	RENT DUE AUGUST 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
7/16/21	8121	REAL ESTATE TAX DUE AUGUST 1, 2021	979.78		979.78
7/16/21	8121	CONDO MAINTENANCE AUGUST 2021	46.83		46.83
6/18/21	7121	RENT DUE JULY 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
6/18/21	7121	REAL ESTATE TAX DUE JULY 1, 2021	979.78		979.78
6/18/21	7121	CONDO MAINTENANCE JULY 2021	46.83		46.83
5/24/21	M	CONDO MAINTENANCE INCREASE 4/1/21 - 6/30/21	14.07		14.07
5/18/21	6121	RENT DUE JUNE 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
5/18/21	6121	REAL ESTATE TAX DUE JUNE 1, 2021	3,495.15		3,495.15
5/18/21	6121	CONDO MAINTENANCE JUNE 2021	42.14		42.14
4/15/21	5121	RENT DUE MAY 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
4/15/21	5121	REAL ESTATE TAX DUE MAY 1, 2021	3,495.15		3,495.15
4/15/21	5121	CONDO MAINTENANCE MAY 2021	42.14		42.14
3/17/21	4121	RENT DUE APRIL 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
3/17/21	4121	REAL ESTATE TAX DUE APRIL 1, 2021	3,495.15		3,495.15
3/17/21	4121	CONDO MAINTENANCE APRIL 2021	42.14		42.14
2/17/21	3121	RENT DUE MARCH 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
2/17/21	3121	REAL ESTATE TAX DUE MARCH 1, 2021	3,495.15		3,495.15
2/17/21	3121	CONDO MAINTENANCE MARCH 2021	42.14		42.14
1/15/21	2121	RENT DUE FEBRUARY 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
1/15/21	2121	REAL ESTATE TAX DUE FEBRUARY 1, 2021	3,495.15		3,495.15
1/15/21	2121	CONDO MAINTENANCE FEBRUARY 2021	42.14		42.14
12/16/20	1121	RENT DUE JANUARY 1, 2021	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
12/16/20	1121	REAL ESTATE TAX DUE JANUARY 1, 2021	3,495.15		3,495.15
12/16/20	1121	CONDO MAINTENANCE JANUARY 2021	42.14		42.14
SUBTOTAL			\$ 246,196.62	\$ -	\$ 246,196.62

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DATE	INVOICE	DESCRIPTION	AMOUNT	CURRENT RENT	TOTAL DUE
SUBTOTAL CARRIED FORWARD			\$ 246,196.62	\$ -	\$ 246,196.62
12/15/20	M	CONDO MAINTENANCE INCREASE 4/1/20 - 12/1/20	161.29		161.29
12/15/20	M	CONDO MAINTENANCE INCREASE 4/1/19 - 3/1/20	167.98		167.98
11/13/20	12120	RENT DUE DECEMBER 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
11/13/20	12120	REAL ESTATE TAX DUE DECEMBER 1, 2020	3,388.12		3,388.12
11/13/20	12120	CONDO MAINTENANCE DECEMBER 2020	24.22		24.22
11/19/20	L/F	LEGAL FEE - RANI SPA SURRENDER (2020)	760.00		760.00
10/14/20	11120	RENT DUE NOVEMBER 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
10/14/20	11120	REAL ESTATE TAX DUE NOVEMBER 1, 2020	3,388.12		3,388.12
10/14/20	11120	CONDO MAINTENANCE NOVEMBER 2020	24.22		24.22
9/15/20	10120	RENT DUE OCTOBER 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
9/15/20	10120	REAL ESTATE TAX DUE OCTOBER 1, 2020	3,388.12		3,388.12
9/15/20	10120	CONDO MAINTENANCE OCTOBER 2020	24.22		24.22
8/18/20	9120	RENT DUE SEPTEMBER 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
8/18/20	9120	REAL ESTATE TAX DUE SEPTEMBER 1, 2020	3,388.12		3,388.12
8/18/20	9120	CONDO MAINTENANCE SEPTEMBER 2020	24.22		24.22
7/16/20	8120	RENT DUE AUGUST 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
7/16/20	8120	REAL ESTATE TAX DUE AUGUST 1, 2020	3,388.12		3,388.12
7/16/20	8120	CONDO MAINTENANCE AUGUST 2020	24.22		24.22
6/12/20	7120	RENT DUE JULY 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
7/1/20	RE	REAL ESTATE TAX INCREASE EFFECTIVE JULY 1, 2020	3,388.12		3,388.12
6/12/20	7120	CONDO MAINTENANCE JULY 2020	24.22		24.22
5/14/20	6120	RENT DUE JUNE 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
5/14/20	6120	REAL ESTATE TAX ESC. DUE JUNE 1, 2020	1,676.75		1,676.75
5/14/20	6120	CONDO MAINTENANCE JUNE 2020	24.22		24.22
4/16/20	5120	RENT DUE MAY 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
4/16/20	5120	REAL ESTATE TAX ESC. DUE MAY 1, 2020	1,676.75		1,676.75
4/16/20	5120	CONDO MAINTENANCE MAY 2020	24.22		24.22
3/17/20	4120	RENT DUE APRIL 1, 2020	12,044.00		
		RENT ABATEMENT AS PER 5/1/13 STIPULATION (6% INCREASE)	(2,382.03)		9,661.97
3/17/20	4120	REAL ESTATE TAX ESC. DUE APRIL 1, 2020	1,676.75		1,676.75
3/17/20	4120	CONDO MAINTENANCE APRIL 2020	24.22		24.22
TOTAL RENT DUE			\$ 359,820.57	\$ -	\$ 359,820.57

NOTE: EFFECTIVE 7/1/22 REAL ESTATE TAX INCREASED

NOTE: PLEASE MAKE CHECK PAYABLE TO "AIB MANAGEMENT CORP."

ALL CHARGES ARE DUE AND PAYABLE ON THE FIRST (1ST) OF THE MONTH.

REMINDER: LATE CHARGES WILL ACURUE AFTER THE 5TH OF THE MONTH AT \$0.05 ON THE \$1.

AN ADDITIONAL FEE WILL BE CHARGED EACH TIME ANY CHECK IS RETURNED UNPAID BY THE BANK.

DISREGARD ARREARAGES IF PAID. CHECKS ARE SUBJECT TO COLLECTION.

NOTICE: THERE WILL BE A \$100.00 FEE EACH TIME ANY CHECK IS RETURNED UNPAID BY THE BANK.